

Catalyst Concept Planning Commission Report		
Applicant:	Josh Becker	
Requested Action/Purpose:	Review of a concept for a site plan for a new commercial development	
Location:	Approximately 700 South Waterway Rd	
Project Size:	Approximately 4 acres	
Existing Zoning:	Commercial	
Existing General Plan Land Use Designation	Commercial	
Adjacent Zoning and Land Use:	<i>North:</i>	RA-1 Open space within the Jordan Willows PRD and Lehi City Sewer lift station
	<i>South:</i>	RA-1 Open space within the Jordan Willows PRD
	<i>East:</i>	A-5 Residential/agricultural
	<i>West:</i>	RA-1 Open space within the Jordan Willows PRD
Date of Last DRC Review:	November 2, 2011	

Required Action

Planning Commission:	Final approval
City Council:	None required

APPLICABLE DEVELOPMENT CODE REGULATIONS**Section 11.010. Concept Plan – Applicability:**

The Concept Plan gives the applicant, staff, Planning Commission and City Council an opportunity to discuss the project in the conceptual stage. The applicant can use the Concept Plan meeting to receive direction on project layout as well as discuss the procedure for approval, the specifications and requirements that may be required for layout of streets, drainage, water, sewerage, fire protection, and similar matters prior to the preparation of a more detailed preliminary subdivision plat.

ANALYSIS

The applicant is requesting concept review for a proposed commercial site plan to construct a new office building and strip mall at this location. When the property was initially zoned Commercial, it was anticipated that Pioneer Crossing would be directly north of the property. However, Pioneer Crossing was ultimately constructed south of this area, thus there is very little traffic in this area (residential/subdivision traffic only). The applicant has submitted this concept in order to start a discussion as to the types of commercial uses that may now be appropriate for this property. It is directly surrounded on three sides by Jordan Willows PRD open space, and also is directly adjacent to the sewer lift station, which can produce smells on occasion.

ACTION/RECOMMENDATIONS

The Planning Commission may recommend approval, approval with conditions, or denial of the concept plan. Please remember to include findings as a part of the motion. The Planning Commission may also advise the applicant of specific changes or additions, if any that would be required in the layout as a prerequisite to the approval of the subdivision plat.

FINDINGS

The Development Code does not identify specific findings that must be considered when approving a concept; however the Planning Commission may wish to include the following findings in the motion:

1. The proposed Concept is consistent with the Mixed Use Zone.
2. The proposed Concept conforms to the goals and policies of the General Plan.
3. The proposed Concept does not affect the health, safety, welfare, and morals of the City.